



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: March 11, 2016

LAND USE NUMBER: LUA16-000165, ECF, PP, SM

PROJECT NAME: Senza Lakeview Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, SEPA Environmental Review and a Shoreline Substantial Development Permit for approval of a 17-lot subdivision. The 3.83 acre site is located at 3907 Park Ave N (APN's 334270-0415, -0420, -0425, and -0427) within the Residential-6 zoning district. The parcel is proposed to be divided into 17 residential lots, a 3,176 sf tract for water quality Stormfilter cartridge vault to treat runoff, and a 7,995 sf open space tract. The vault tract, located at the northwest corner of the site would discharge to the City storm water system and eventually flow to Lake Washington roughly 1/8 mile downstream. The applicant would dedicate 27,507 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 7,000 sf to 9,531 sf with an average lot size of 7,470 sf. The plat would result in a net density of 5.3 du/ac. The project site is fronted by N 40th St to the north, Park Ave N to the east, and Lake Washington Blvd N to the west. Access to the site would be gained by a new public roadway (Road A) off of N 40th St to the south and a second internal public road (Road B) heading west off of Road A which terminates in a hammerhead turnaround.

There are moderate landslide hazards and steep slopes mapped in the area per City of Renton (COR) critical areas map. Frontage improvements along Lake Washington Blvd N are within 200 ft of Lake Washington or the regulated shoreline (Lake Washington Reach D). There are no known indications of unstable soils in the immediate vicinity of the site. Soils consist of medium dense to dense, silty sand with gravel consistent with Vashon till. The site slopes generally east to west across the property at slopes ranging from 1-40% with a total fall of approximately 70 ft. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain five (5) of the 40 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report, Traffic Assessment, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION: 3907 Park Ave N, Renton WA 98056

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: March 4, 2016

NOTICE OF COMPLETE APPLICATION: March 11, 2016

APPLICANT/PROJECT CONTACT PERSON: Jamie Schroeder, PE, CPH Consultants / 11431 Willows Rd NE, St 120 / Redmond, WA 98052 / 425-285-2390 / Jamie@cphconsultants.com

Permits/Review Requested: Environmental (SEPA) Review, Shoreline Substantial Dev Permit, Preliminary Plat Approval

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Senza Lakeview Preliminary Plat/LUA16-000165, ECF, PP, SM

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Other Permits which may be required:	Building Permit, Construction Permit
Requested Studies:	Arborist Report, Technical Information Report, Traffic Assessment, Geotechnical Engineering Study
Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	Public hearing is tentatively scheduled for May 10, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site has a designation of Residential Medium Density (RMD) Comprehensive Land Use Map and Residential-6 (R-6) on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A; 4-4; 4-6-060; 4-7; 4-9 and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on March 25, 2016. This matter is also tentatively scheduled for a public hearing on May 10, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: ccclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

